

IN THE MATTER OF  
THE APPLICATION OF  
HERMAN H. BAYLUS, ET UX  
FOR A VARIANCE ON PROPERTY  
LOCATED ON THE SOUTH SIDE  
ENGLEMEADE ROAD, 50' WEST OF  
CENTERLINE OF STEVENSON ROAD  
(3501 ENGLEMEADE ROAD)  
3RD ELECTION DISTRICT  
2ND COUNCILMANIC DISTRICT

\* BEFORE THE  
\* COUNTY BOARD OF APPEALS  
\* OF  
\* BALTIMORE COUNTY  
\* CASE NO. 94-11-A

ORDER OF DISMISSAL

This matter comes to this Board on appeal from a decision of the Deputy Zoning Commissioner dated October 14, 1993 in which the Petition for Variance was denied.

WHEREAS, the Board is in receipt of an Letter of Dismissal filed by Herman H. Baylus and Charlotte S. Baylus, Appellants /Petitioners, dated January 10, 1994 (a copy of which is attached hereto and made a part hereof); and

WHEREAS, said Appellants request that the appeal filed in this matter be dismissed and withdrawn as of January 10, 1994;

IT IS HEREBY ORDERED this 21st day of January, 1994 by the County Board of Appeals of Baltimore County that said appeal be and the same is hereby DISMISSED.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

William T. Hackett  
William T. Hackett, Chairman

Harry E. Buchheister, Jr.  
Harry E. Buchheister, Jr.

Robert O. Schuetz  
Robert O. Schuetz

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

November 12, 1993

David W. Tonnessen, Esquire  
204 E. Biddle Street  
Baltimore, MD 21202

RE: Petition for Administrative Variance  
S/S Englemeade Road, 50' W of the c/l of  
Stevenson Road  
(3501 Englemeade Road)  
3rd Election District  
2nd Councilmanic District  
Herman H. Baylus, et ux - Petitioner  
Case No. 94-11-A

Dear Mr. Miller:

Please be advised that an appeal of the above-referenced case was filed in this office on November 10, 1993 by Herman H. Baylus. All materials relative to the case have been forwarded to the Board of Appeals.

If you have any questions concerning this matter, please do not hesitate to contact Julie Winiarski at 887-3391.

Sincerely,

Arnold Jablon  
Arnold Jablon  
Director

AJ:jaw

c: Richard L. Miller, Esquire  
Dr. & Mrs. Babu Rao  
People's Counsel

93 NOV 12 PM 3:25

Printed with Dyrkeman Ink  
on Recycled Paper

IN RE: PETITION FOR ADMIN. VARIANCE  
S/S Englemeade Road, 50' W of  
the c/l of Stevenson Road  
(3501 Englemeade Road)  
3rd Election District  
2nd Councilmanic District  
Herman H. Baylus, et ux  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 94-11-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the owners of the subject property, Herman H. and Charlotte S. Baylus. The Petitioners request relief from Section 1A04.3.B.5 of the Baltimore County Zoning Regulations (B.C.Z.R.) (Sections 202.3 and 202.4 (R40) of the 1955 regulations) to permit a side yard setback of 37 feet in lieu of the required 50 feet and a rear yard setback of 43 feet in lieu of the required 50 feet for a proposed addition in accordance with Petitioner's Exhibit 3.

This matter was originally filed through the Administrative Variance process. However, at the request of the adjoining property owners, Babu and Sheila Rao, a public hearing was scheduled to determine the appropriateness of the relief sought.

Appearing at the hearing on behalf of the Petition were Herman and Charlotte Baylus, property owners, and Brett Schoolnick, Builder. The Petitioners were represented by Richard Miller, Esquire. Appearing as Protestants in the matter was the adjacent property owner, Sheila Rao. The Protestants were represented by David Tonnessen, Esquire.

Testimony indicated that the subject property, known as 3501 Englemeade Road, consists of 1.95 acres, more or less, zoned R.C. 5 and is improved with a single family dwelling and detached garage. The Petition-

ORDER RECEIVED FOR FILING  
Date 11/12/93  
By [Signature]

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

October 14, 1993

(410) 887-4380

Richard L. Miller, Esquire  
Monshower & Miller  
Park View Building, Suite 400  
10480 Little Patuxent Parkway  
Columbia, Maryland 21044-3502

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
S/S Englemeade Road, 50' W of the c/l of Stevenson Road  
(3501 Englemeade Road)  
3rd Election District - 2nd Councilmanic District  
Herman H. Baylus, et ux - Petitioners  
Case No. 94-11-A

Dear Mr. Miller:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been denied in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotroco  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: David W. Tonnessen, Esquire  
204 E. Biddle Street, Baltimore, Md. 21202

Dr. & Mrs. Babu Rao  
8500 Stevenson Road, Reisterstown, Md. 21208

People's Counsel

File

from nearby property owners who believe the proposed addition will adversely affect the surrounding community.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, there is insufficient evidence to allow a finding that the Petitioners would experience practical difficulty or unreasonable hardship if the requested variance were denied. While I am sympathetic to the Petitioners' plight, I believe they could provide accommodations for Mr. Baylus' brother without the need for a variance. In the opinion of this Deputy Zoning Commissioner, the proposed addition will have a detrimental effect on adjacent property owners, given its size and close proximity to Stevenson Road. The Petitioners have failed to show that compliance would unreasonably prevent the use of the property or be unnecessarily burdensome. Therefore, the variance requested must be denied.

ORDER RECEIVED FOR FILING  
Date 11/12/93  
By [Signature]

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be denied.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11th day of October, 1993 that the Petition for Administrative Variance requesting relief from Section 1A04.3.B.5 of the Baltimore County Zoning Regulations (B.C.Z.R.) (Sections 202.3 and 202.4 (R40) of the 1955 regulations) to permit a side yard setback of 37 feet in lieu of the required 50 feet and a rear yard setback of 43 feet in lieu of the required 50 feet for a proposed addition, in accordance with Petitioner's Exhibit 3, be and is hereby DENIED.

Timothy M. Kotroco  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date 11/12/93  
By [Signature]

Affidavit in support of  
Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) were competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at 3501 ENGLEMEADE ROAD

BALTIMORE MD 21204

That based upon personal knowledge, the following are the facts upon which I/we have the request for an Administrative Variance at the above address: proposed addition to existing house

AN IMPROBABLE FAMILY MEMBER HAS BECOME  
DISABLED AND SPACE IS NEEDED TO ACCOMMODATE THIS  
SITUATION, BECAUSE HE CANNOT GO UP AND DOWN  
STAIRS.

That Affiant(s) acknowledge(s) that if a process is filed, Affiant(s) will be required to pay a repeating and advertising fee and may be required to provide additional information.

Herman Baylus  
HERMAN BAYLUS  
Type or print name

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:  
I HEREBY CERTIFY, this 8th day of July, 1993, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Herman & Charlotte Baylus

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

7/8/93

My Commission Expires: 1/1/96





# Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3501 Englewood Rd. 21208  
which is presently zoned RC-5 (C-4)

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) FROM SEC. 1802.5-B (2003) HAS REGULATION TO ALLOW SIDE YARD SETBACK 37' IN LIEU OF THE REQUIRED 50' AND SEC. 200.4 TO ALLOW REAR YARD SETBACK OF 43' IN LIEU OF THE REQUIRED 50'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

AN IMMEDIATE FAMILY MEMBER HAS BECOME DISABLED + SPACE IS NEEDED TO ACCOMMODATE THIS SITUATION, BECAUSE HE CAN NOT GO UP DOWN STAIRS

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I, the undersigned, declare and affirm, under the penalties of perjury, that I am the legal owner(s) of the property which is the subject of this Petition.

Contact Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zip Code

Attorney for Petitioner

(Type or Print Name)

Signature

Address

City

State

Zip Code

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, Md., that the undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) FROM SEC. 1802.5-B (2003) HAS REGULATION TO ALLOW SIDE YARD SETBACK 37' IN LIEU OF THE REQUIRED 50' AND SEC. 200.4 TO ALLOW REAR YARD SETBACK OF 43' IN LIEU OF THE REQUIRED 50'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

AN IMMEDIATE FAMILY MEMBER HAS BECOME DISABLED + SPACE IS NEEDED TO ACCOMMODATE THIS SITUATION, BECAUSE HE CAN NOT GO UP DOWN STAIRS

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I, the undersigned, declare and affirm, under the penalties of perjury, that I am the legal owner(s) of the property which is the subject of this Petition.

Contact Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zip Code

Attorney for Petitioner

(Type or Print Name)

Signature

Address

City

State

Zip Code

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, Md., that the undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) FROM SEC. 1802.5-B (2003) HAS REGULATION TO ALLOW SIDE YARD SETBACK 37' IN LIEU OF THE REQUIRED 50' AND SEC. 200.4 TO ALLOW REAR YARD SETBACK OF 43' IN LIEU OF THE REQUIRED 50'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

AN IMMEDIATE FAMILY MEMBER HAS BECOME DISABLED + SPACE IS NEEDED TO ACCOMMODATE THIS SITUATION, BECAUSE HE CAN NOT GO UP DOWN STAIRS

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I, the undersigned, declare and affirm, under the penalties of perjury, that I am the legal owner(s) of the property which is the subject of this Petition.

Contact Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zip Code

Attorney for Petitioner

(Type or Print Name)

Signature

Address

City

State

Zip Code

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, Md., that the undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) FROM SEC. 1802.5-B (2003) HAS REGULATION TO ALLOW SIDE YARD SETBACK 37' IN LIEU OF THE REQUIRED 50' AND SEC. 200.4 TO ALLOW REAR YARD SETBACK OF 43' IN LIEU OF THE REQUIRED 50'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

AN IMMEDIATE FAMILY MEMBER HAS BECOME DISABLED + SPACE IS NEEDED TO ACCOMMODATE THIS SITUATION, BECAUSE HE CAN NOT GO UP DOWN STAIRS

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I, the undersigned, declare and affirm, under the penalties of perjury, that I am the legal owner(s) of the property which is the subject of this Petition.

Contact Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zip Code

Attorney for Petitioner

(Type or Print Name)

Signature

Address

City

State

Zip Code

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, Md., that the undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) FROM SEC. 1802.5-B (2003) HAS REGULATION TO ALLOW SIDE YARD SETBACK 37' IN LIEU OF THE REQUIRED 50' AND SEC. 200.4 TO ALLOW REAR YARD SETBACK OF 43' IN LIEU OF THE REQUIRED 50'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

AN IMMEDIATE FAMILY MEMBER HAS BECOME DISABLED + SPACE IS NEEDED TO ACCOMMODATE THIS SITUATION, BECAUSE HE CAN NOT GO UP DOWN STAIRS

## EXAMPLE 3 - Zoning Description - 3 copies

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 3501 ENGLEWOOD ROAD  
(address)  
Election District 3 Councilmanic District 2

Beginning at a point on the SOUTH side of ENGLEWOOD  
(north, south, east or west)

ROAD which is 50  
(street on which property fronts) (number of feet of right-of-way width)

wide at a distance of 50 WEST of the  
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street STENSON ROAD  
(name of street)

which is 60 wide. \*Being Lot # 8  
(number of feet of right-of-way width)

Block 75, Section # 1 in the subdivision of

ENGLEWOOD as recorded in Baltimore County Plat

Book # 23, Folio # 101, containing

85,000  
(square feet and acres)

\*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber       , Folio       " and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.87° 12' 13" E. 321.1 ft., S.18° 27' 03" E.87.2 ft., S.62° 19' 00" W. 318 ft., and N.08° 15' 22" W. 80 ft. to the place of beginning.

# 16

7

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 3rd Date of Posting: 7/19/93

Posted for: Variance

Petitioner: Herman H. Baylus & Charlotte S. Baylus

Location of property: 3501 Englewood Rd., S/S of Stevenson Rd.

Location of Sign: Front Property on Property of Petitioner

Remarks: None

Posted by: William H. Baylus Date of return: 7/22/93

Number of Signs: 1

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 3rd Date of Posting: 7/19/93

Posted for: Variance

Petitioner: Herman H. Baylus & Charlotte S. Baylus

Location of property: 3501 Englewood Rd., S/S of Stevenson Rd.

Location of Sign: Front Property on Property of Petitioner

Remarks: None

Posted by: William H. Baylus Date of return: 7/22/93

Number of Signs: 1

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 1st Date of Posting: 7/19/93

Posted for: Variance

Petitioner: Herman H. Baylus & Charlotte S. Baylus

Location of property: 3501 Englewood Rd., S/S of Stevenson Rd.

Location of Sign: Front Property on Property of Petitioner

Remarks: None

Posted by: William H. Baylus Date of return: 7/22/93

Number of Signs: 1

## CERTIFICATE OF PUBLICATION

TOWSON, MD., Aug 12, 1993

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Aug 12, 1993.

THE JEFFERSONIAN,

A. Henrichsen

LEGAL AD. - TOWSON

NOTES: (1) Hearings are held on the 1st Tuesday of each month at 9:00 a.m. in the 10th Floor, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204. (2) For information concerning the filing and/or hearing, contact this office by 887-3353.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 8460  
DATE 7/24/93 ACCOUNT R-001-6150  
AMOUNT \$ 35.00  
RECEIVED FROM Baylus  
FOR Variance

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 7498  
DATE 7/24/93 ACCOUNT R-001-6150  
AMOUNT \$ 115.00  
RECEIVED FROM Charlotte S. Baylus  
FOR Variance

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 130110  
DATE 8/2/93 ACCOUNT R-001-6150  
AMOUNT \$ 40.00  
RECEIVED FROM Shella Rao  
FOR PROTESTAN CASE # 94-11-A

receipt  
Date 7/9/93  
Harman & Charlotte Baylus  
# 101 - Adm. Variance - \$ 50.00  
# 050 - Sign - \$ 35.00  
\$ 85.00  
03A03W01B01CHRC  
BA C002387907-09-93 \$85.00  
Please Make Checks Payable To Baltimore County

## REQUEST FOR HEARING

TO THE ZONING COMMISSIONER FOR BALTIMORE COUNTY:  
Re: Case Number: 94-11-A  
Petitioner(s): Herman & Charlotte Baylus  
Location: 3501 Englewood Road  
RC-5(R4D) Pikesville, Md., 21208  
Shella Rao & BABU RAO  
8500 STENSON ROAD  
PIKEVILLE, MD. 21208  
which is located approximately 50 feet from the property which is the subject of the above petition, do hereby formally request that a public hearing be set in this matter.

Shella Rao 8/2/93  
Shella Rao 8/2/93

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

## NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-11-A (Item 16)  
3501 Englewood Road  
S/S Englewood, 50' W of c/l Stevenson Road  
3rd Election District - 2nd Councilmanic  
Petitioner(s): Herman H. Baylus and Charlotte S. Baylus  
HEARING: THURSDAY, SEPTEMBER 9, 1993 at 9:00 a.m. in Rm. 106, County Office Building.  
Variance to allow side yard setback of 37 feet in lieu of the required 50 feet and to allow rear yard setback of 43 feet in lieu of the required 50 feet.

Carl John  
Arnold Jablon  
Director

cc: Herman and Charlotte Baylus  
Shella and Babu Rao  
Brett Schoolnick

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILING AND/OR HEARING, CONTACT THIS OFFICE BY 887-3353.

TO: POKYOT PUBLISHING COMPANY  
August 12, 1993 Issue - Jeffersonian

Please forward billing to:

Herman and Charlotte Baylus  
3501 Englewood Road  
Baltimore, Maryland 21208  
410-653-0453

## NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-11-A (Item 16)  
3501 Englewood Road  
S/S Englewood, 50' W of c/l Stevenson Road  
3rd Election District - 2nd Councilmanic  
Petitioner(s): Herman H. Baylus and Charlotte S. Baylus  
HEARING: THURSDAY, SEPTEMBER 9, 1993 at 9:00 a.m. in Rm. 106, County Office Building.  
Variance to allow side yard setback of 37 feet in lieu of the required 50 feet and to allow rear yard setback of 43 feet in lieu of the required 50 feet.

LAWRENCE E. SCHWARTZ  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILING AND/OR HEARING, PLEASE CALL 887-3353.





111 West Chesapeake Avenue  
Towson, MD 21204

July 26, 1993

(410) 887-3353

Mr. and Mrs. Herman H. Baylus  
3501 Englemaede Road  
Baltimore MD 21208

RE: Item No. 16, Case No. 94-11-A  
Petitioner: Herman H. Baylus, et ux  
Petition for Administrative Variance

Dear Mr. and Mrs. Baylus:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on July 9, 1993, and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Zoning Plans Advisory Committee Comments  
Date: July 26, 1993  
Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Coordinator

WCR:jw

Enclosures

Brett Schoolnick  
5580-10 Vantage Point Road  
Columbia MD 21044



Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

7-15-93

Ms. Helene Kehring  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: \* 16 (JRE)

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*  
for John Contestabile, Chief  
Engineering Access Permits  
Division

My telephone number is \_\_\_\_\_

Teletypewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: July 20, 1993

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 4, 8, 14 and 16.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey M. Long*

Division Chief: \_\_\_\_\_

PK/JL:lw

ZAC.4/ZAC1

BALTIMORE COUNTY, MARYLAND  
Inter-Office Correspondence

TO: Zoning Advisory Committee  
FROM: Captain Jerry Pfeiffer  
SUBJECT: July 26, 1993 Meeting

DATE: July 16, 1993

- #8 No Comments  
#9 No Comments  
#11 No Comments  
#12 Buildings shall comply with the 1991 Life Safety Code. Fire hydrant locations need to be shown.  
#13 Building shall comply with the 1991 Life Safety Code.  
#14 No Comments  
#15 No Comments  
#16 No Comments

RECEIVED

JUL 28 1993

ZADM

*Helene Kehring*



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
(410) 887-3180

Hearing Room - Room 48  
Old Courthouse, 400 Washington Avenue

December 15, 1993

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 94-11-A

HERMAN H. BAYLUS, ET UX  
S/s Englemaede Road, 50' W of c/l of Stevenson Road (3501 Englemaede Road)  
3rd Election District  
2nd Councilmanic District

VAR -To permit side yard setback of 37 feet in lieu of the required 50 feet and a rear yard setback of 43 feet in lieu of the required 50 feet.

10/14/93 -D.Z.C.'s Order in which Petition for Variance was DENIED.

ASSIGNED FOR: THURSDAY, FEBRUARY 17, 1994 at 1:00 p.m.

cc: Richard L. Miller, Esquire Counsel for Appellants /Petitioners  
Mr. & Mrs. Herman H. Baylus Appellants /Petitioners  
David W. Tonnessen, Esquire Counsel for Protestants  
Dr. & Mrs. Babu Rao Protestants

Mr. Dudley I. Catzen

People's Counsel for Baltimore County  
P. David Fields  
Lawrence E. Schmidt  
Timothy H. Kotroco  
W. Carl Richards, Jr. /ZADM  
Docket Clerk /ZADM  
Arnold Jablon, Director /ZADM

Kathleen C. Weidenhammer  
Administrative Assistant



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
(410) 887-3180

January 5, 1994

Dr. Sheila Rao  
8500 Stevenson Road  
Baltimore, MD 21208

RE: Case No. 94-11-A  
Herman H. Baylus, et ux

Dear Dr. Rao:

Pursuant to your telephone request, enclosed is a copy of the letter of appeal filed by Mr. & Mrs. Baylus in the subject matter. As you are aware, this case is scheduled for hearing before the Board of Appeals on Thursday, February 17, 1994 at 1:00 p.m.

Should you have any further questions, please contact me at 887-3180.

Very truly yours,

*Kathleen C. Weidenhammer*  
Kathleen C. Weidenhammer  
Administrative Assistant

encl.



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
(410) 887-3180

January 21, 1994

Mr. & Mrs. Herman H. Baylus  
3501 Englemaede Road  
Baltimore, MD 21208

RE: Case No. 94-11-A  
Herman H. Baylus, et ux

Dear Mr. & Mrs. Baylus:

Enclosed please find a copy of the Order of Dismissal issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Very truly yours,

*Kathleen C. Weidenhammer*  
Kathleen C. Weidenhammer  
Administrative Assistant

encl

cc: Richard L. Miller, Esquire  
David W. Tonnessen, Esquire  
Dr. & Mrs. Babu Rao  
Mr. Dudley I. Catzen  
People's Counsel for Baltimore County  
P. David Fields  
Lawrence E. Schmidt  
Timothy H. Kotroco  
W. Carl Richards, Jr. /ZADM  
Docket Clerk /ZADM  
Arnold Jablon, Director /ZADM



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
(410) 887-3180

March 28, 1994

Richard L. Miller, Esquire  
MONSHOWER & MILLER  
Park View Building, Suite 400  
10480 Little Patuxent Parkway  
Columbia, MD 21044-3502

RE: Case No. 94-11-A  
HERMAN H. BAYLUS, ET UX

Dear Mr. Miller:

As no further appeals have been taken regarding the subject matter, we have closed the file and returned same to the Office of Zoning Administration and Development Management, along with any exhibits entered in this matter. The Zoning Office maintains the permanent file.

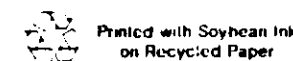
Anyone interested in either the file or the exhibits is advised to contact the Zoning Director's office at 887-3353 immediately upon receipt of this letter. By copy of this letter, all parties of record that may have an interest in this file have been notified.

Sincerely,

*Charlotte E. Radcliffe*  
Charlotte E. Radcliffe  
Legal Secretary

cc: Mr. & Mrs. Herman H. Baylus  
David W. Tonnessen, Esquire  
Dr. & Mrs. Babu Rao

People's Counsel



Printed with Soybean Ink  
on Recycled Paper

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

AUGUST 3, 1993

(410) 887-3353

Herman and Charlotte Baylus  
3501 Englemaede Road  
Baltimore, Maryland 21028

Re: Case Number: 94-11-A  
3501 Englemaede Road

Dear Petitioners:

A formal REQUEST FOR PUBLIC HEARING has been filed in your case. Formal notification of the hearing date will be forwarded to you shortly.

As you recall, it now becomes necessary to repost the property and run notice of the hearing in a newspaper of general circulation. This office will ensure that the legal requirements for posting and advertising are satisfied; the policy change will effect to whom and when these fees are paid.

Posting charges in the amount of \$ 35.00 are now due. Your check in this amount should be made payable to "Baltimore County, Maryland" and immediately mailed to this office.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

If you are represented by an attorney, this bill may be forwarded your attorney, who in turn, will either re-route it to you for payment or make payment to the newspaper and later add these charges to his/her accounting for services rendered.

Please be further advised that non-payment of fees will stay the issuance of the Zoning Commissioner's Order.

If you have any questions concerning this letter, you may contact Gwen Stephens at 887-3391.

Very truly yours,

*Arnold Jablon*  
ARNOLD JABLON, DIRECTOR

cc: Sheila and Babu Rao



Printed on Recycled Paper

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

November 12, 1993

David W. Tonnessen, Esquire  
204 E. Biddle Street  
Baltimore, MD 21202

RE: Petition for Administrative Variance  
S/S Englemaede Road, 50' W of the c/l of  
Stevenson Road  
(3501 Englemaede Road)  
3rd Election District  
2nd Councilmanic District  
Herman H. Baylus, et ux - Petitioner  
Case No. 94-11-A

Dear Mr. Miller:

Please be advised that an appeal of the above-referenced case was filed in this office on November 10, 1993 by Herman H. Baylus. All materials relative to the case have been forwarded to the Board of Appeals.

If you have any questions concerning this matter, please do not hesitate to contact Julie Winiarski at 887-3391.

Sincerely,

*Arnold Jablon*  
ARNOLD JABLON  
Director

Al: jaw

cc: Richard L. Miller, Esquire  
Dr. & Mrs. Babu Rao  
People's Counsel



Printed with Soybean Ink  
on Recycled Paper

APPEAL

Petition for Administrative Variance  
S/S Englemaede Road, 50' W of the c/l of Stevenson Road  
(3501 Englemaede Road)  
3rd Election District - 2nd Councilmanic District  
Herman H. Baylus, et ux - PETITIONER  
Case No. 94-11-A

Petition(s) for Administrative Variance

Description of Property

Certificate of Posting

Certificate of Publication

Entry of Appearance of People's Counsel

Zoning Plans Advisory Committee Comments

Petitioner(s) and Protestant(s) Sign-In Sheets

Petitioner's Exhibits: 1 - Nine Photographs

2 - Neighborhood Authorization

3 - Plat to Accompany Variance

Protestant's Exhibits: 1 - Letter from Babu Y. Rao dated 8/2/93

2 - Letter from Alan N. Kanter dated 9/3/93

3 - Letter from Gustav Ury dated 9/7/93

4 - Letter from Bernard J. Sachs dated 8/31/93

Deputy Zoning Commissioner's Order dated October 11, 1993 (Denied)

Notice of Appeal received on November 10, 1993 from Herman H. Baylus

cc: Mr. & Mrs. Herman H. Baylus, 3501 Englemaede Road,  
Baltimore, MD 21208

Richard L. Miller, Esquire, Monshower & Miller, Park View  
Building, Suite 400, 10480 Little Patuxent Parkway, Columbia, MD  
21044-3502

David W. Tonnessen, Esquire, 204 E. Biddle Street,  
Baltimore, MD 21202

Dr. & Mrs. Babu Rao, 8500 Stevenson Road, Reisterstown, MD 21208

People's Counsel of Baltimore County  
Rm. 304, County Office Bldg., Towson, Md. 21204

Request Notification: P. David Fields, Director of Planning & Zoning  
Patrick Keller, Office of Planning & Zoning  
Timothy M. Kotroco, Deputy Zoning Commissioner  
W. Carl Richards, Jr., Zoning Coordinator  
Docket Clerk  
Arnold Jablon, Director of ZADM

12/15/93 -Notice of Assignment for hearing scheduled for Thursday,  
February 17, 1994 at 1:00 p.m. sent to following:

Richard L. Miller, Esquire  
Mr. & Mrs. Herman H. Baylus  
David W. Tonnessen, Esquire  
Dr. & Mrs. Babu Rao  
Mr. Dudley I. Catzen  
People's Counsel for Baltimore County  
P. David Fields  
Lawrence E. Schmidt  
Timothy H. Kotroco  
W. Carl Richards, Jr. /ZADM  
Docket Clerk /ZADM  
Arnold Jablon, Director /ZADM

1/14/94 -Letter from Mr. and Mrs. Baylus noting their decision to "not pursue appeal"  
of Order in which their petition for variance was denied.

- T/C to Mrs. Charlotte Baylus at 654-0453 /confirmed that she and her husband  
were withdrawing and dismissing the subject appeal. She indicated that  
the purpose of their letter was to withdraw their appeal. Order of Dismissal  
to be issued by the Board.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

DATE: March 28, 1994

FROM: Charlotte E. Radcliffe  
County Board of Appeals

SUBJECT: Closed File: Case No. 94-11-A  
HERMAN H. BAYLUS, ET UX  
District 3C2

As no further appeals have been taken regarding the subject  
case, which was dismissed by order dated January 21, 1994, we are  
closing the file and returning same to you herewith.

Attachment

RE: PETITION FOR VARIANCE \* BEFORE THE ZONING  
S/S Englemaede Rd., 50' W. of \* COMMISSIONER OF  
C/L Stevenson Rd. (3501 \* OF BALTIMORE COUNTY  
Englemaede Rd.), 3rd Election \* BALTIMORE COUNTY  
Dist., 2nd Councilmanic Dist. \* Case No. 94-11-A  
HERMAN H. BAYLUS, et ux., \* Petitioners

ENTRY OF APPEARANCE

Please enter the appearance of Richard L. Miller and Monshower  
& Miller in the above-captioned matter. Notices should be sent of  
any hearing dates or other proceedings in this matter and of the  
passage of any preliminary or final Order.

Respectfully submitted,

*Richard L. Miller*  
Richard L. Miller  
MONSHOWER & MILLER  
10480 Little Patuxent Parkway  
ParkView Building, Suite 400  
Columbia, Maryland 21044  
(410) 740-8727

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of September, 1993 a  
copy of the foregoing Entry of Appearance was served by first class  
mail, postage prepaid, to: Peter Max Zimmerman, Esquire, People's  
Counsel for Baltimore County and Carole S. Demilio, Esquire, Deputy  
People's Counsel for Baltimore County, Room 47, Courthouse, 400  
Washington Avenue, Towson, Maryland 21204.

*Richard L. Miller*  
Richard L. Miller

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
S/S Englemaede Rd., 50' W of : OF BALTIMORE COUNTY  
C/L Stevenson Rd. (3501 : Case No. 94-11-A  
Englemaede Rd.), 3rd Election :  
Dist., 2nd Councilmanic Dist. :  
HERMAN H. BAYLUS, et ux, :  
Petitioners :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-  
captioned matter. Notices should be sent of any hearing dates or other  
proceedings in this matter and of the passage of any preliminary or  
final Order.

*Peter Max Zimmerman*  
Peter Max Zimmerman  
People's Counsel for Baltimore County  
*Carole S. Demilio*  
Carole S. Demilio  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-2188

I HEREBY CERTIFY that on this 20th day of August, 1993,  
a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs.  
Herman H. Baylus, 3501 Englemaede Rd., Baltimore, MD 21028, Petitioners.

RECEIVED  
AUG 23 1993  
ZADM

*Peter Max Zimmerman*  
Peter Max Zimmerman

GS  
7/11-93



July 15, 1993

**NOTICE OF CASE NUMBER ASSIGNMENT**

TO: Herman H. Baylus and Charlotte S. Baylus  
3501 Englemeade Road  
Baltimore, Maryland 21208

Re: CASE NUMBER: 94-11-A (Item 16)  
3501 Englemeade Road  
S/S Englemeade, 50' W of c/1 Stevenson Road  
3rd Election District - 2nd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case, should reference the case number and be directed to 887-3353. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before July 18, 1993. The closing date (August 2, 1993) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon  
Director

cc: Brett Schoolnicic/5580-10 Vantage Point Road/Columbia MD 21044

November 11, 1993

Mr. Timothy M. Kotroco  
Deputy Zoning Commissioner  
for Baltimore County

Subject: Appeal to Denial of Petition for Administrative Variance  
s/s Englemeade Road, 50' W of the c/1 of Stevenson Road  
(3501 Englemeade Road)  
3rd Election District  
2nd Councilmanic District

Herman H. Baylus, et ux Petitioners  
Case No. 94-11-A

Dear Mr. Kotroco:

This letter is an appeal to the decision of your office to deny the above petition based on a determination of detrimental effect and insufficient proof that compliance will cause practical difficulty on my family and specifically my ill brother who at age 67 is physically disabled from Leukemia and Spinal Cord disease. As noted at our hearing, it has become necessary for me to tend to my brother on a daily basis. Both my wife and I are retired and thus this places a considerable physical burden on both of us who must travel to Columbia from Pikesville to provide this necessary care.

Within the Findings of Fact and Conclusions of Law, it was noted that an area variance may be granted if one or more provisions were met. I would like to address these provisions with the hope that your office may gain a more complete appreciation for this appeal.

First, the Petition for Administrative Variance was filed specifically for a medical hardship purpose, that is, to enable my wife and I to provide needed housing and medical care to a disabled family member. The situation as it currently exists places multiple hardships on our family. My brother has a private residence which he can no longer reside in due to the fact that he must have around-the-clock care. He has been living in our home and under our care for about five months; however,

Page Two  
November 11, 1993

our home does not have the necessary facilities to reasonably permit the necessary mobility for personal care and hygiene. My wife and I are not physically able to lift, carry and transport my brother as needed. The addition to our home as requested would provide the following:

- 1) access, room and hallway for wheelchair mobility
- 2) bathroom facilities permitting easy access and use without attending care required.

Second, the design and construction of the addition to our home will not significantly alter the appearance of the home, cause inconvenience to the surrounding property nor present any unsightly environmental impacts or obstructions to the community. I would also like to respectfully request that your office review the testimony and documents filed in opposition to this petition to reassess the accuracy and validity of claims of adversely affecting the surrounding community. I believe the parties presenting this opposition bear the burden of proof before your office.

Given the limited physical care that my wife and I are able to provide, compounded by the physical inability of my brother to move and function, I respectfully submit that a denial of our petition does indeed place an unnecessary burden on my family. Given that our existing housing accommodations do not permit the needed mobility and care of my brother, we are therefore being denied the reasonable use of the property for this needed purpose.

I again respectfully conclude that a granting of our appeal to your initial petition findings will provide relief to this family in such a fashion that the spirit of the ordinance will be observed and community and public safety and welfare remain secured. My wife and I make this appeal to the humanitarian and public obligations which are the responsibility of your office to administer.

Respectfully yours,

H. H. Baylus  
Charlotte S. Baylus  
Herman H. Baylus  
3501 Englemeade Road  
Baltimore, MD 21208

MONSHOWER & MILLER  
ATTORNEYS AT LAW

PAVEVIEW BUILDING, SUITE 400  
10480 LITTLE PATENTZON PARKWAY  
COLUMBIA, MD 21044-3502

ALVIN C. MONSHOWER, JR.  
RICHARD L. MILLER

TEL 410-740-8777  
FAX 410-740-8704

September 3, 1993

Mr. Arnold Jablon, Director  
Office Of Planning and Zoning  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Re: Case No. 94-11-A  
Petitioners: Herman and Charlotte Baylus

Dear Mr. Jablon:

Enclosed is my Entry of Appearance on behalf of the Petitioners, Herman and Charlotte Baylus, with reference to Case No. 94-11-A. This case is scheduled for a Zoning Variance Hearing on September 9, 1993.

Sincerely yours,

Richard L. Miller

RLM/mlw

cc: Peter Max Zimmerman, Esq. (w/encl.)  
Carole S. Demilio, Esq. (w/encl.)  
Dr. and Mrs. Herman Baylus (w/encl.)

SEP 7 1993

ZADM

August 31, 1993

Bernard J. Sachs  
3506 Gardenview Road  
Baltimore, Maryland 21208

Baltimore County Zoning Office  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ATTENTION: Arnold Jablon, Esquire

RE: Appeal 94-11A - 3501 Englemeade  
Hearing Date: September 9, 1993

Dear Mr. Jablon:

As a property owner which adjoins 3501 Englemeade Road, I hereby wish to join in the protest of a zoning change for 3501 Englemeade Road filed by other adjoining property owners, specifically Dr. Dadu and Sheila Rao of 8500 Stevenson Road.

My wife and I feel that it is not in the interest of the preservation of this neighborhood, as a residential neighborhood, that there be further extensions of the building lines permitted for 3501 Englemeade Road and we specifically request that the requested change by the property owner of 3501 Englemeade Road be denied.

Thank you for consideration of this protest.

Very truly yours,

Bernard J. Sachs

vis

cc: Dr. and Mrs. Rao

RECEIVED  
SEP 1 1993

ZADM

DUDLEY I. CATZEN  
3510 ENGLEMEADE RD.  
STEVENSON, MD 21153

Petitioners  
SIGN-IN SHEET

NAME  
DREES SCHOOLNICK

ADDRESS  
5580-10 VANTAGE PT RD  
COLUMBIA, MD 21044

Herman Baylus

3501 Englemeade Rd 21208

Richard Miller

10480 Little Patuxent Pkwy, #404

Charlotte Baylus

Columbia, MD 21044

3511 Englemeade Rd.

Baltimore, MD 21208

PROTESTANT(S) SIGN-IN SHEET

NAME  
DAVID W. TONNESSEN

ADDRESS  
204 E. BIDDLE ST 962-1090

DAVID W. TONNESSEN

204 E. BIDDLE ST

DAVID W. TONNESSEN

BALTIMORE, MD 21202

DAVID W. TONNESSEN

BALTIMORE, MD 21202

DAVID W. TONNESSEN

BALTIMORE, MD 21202

DAVID W. TONNESSEN

BALTIMORE, MD 21202

DAVID W. TONNESSEN

BALTIMORE, MD 21202

DAVID W. TONNESSEN

BALTIMORE, MD 21202

DAVID W. TONNESSEN

BALTIMORE, MD 21202

DAVID W. TONNESSEN

BALTIMORE, MD 21202

DAVID W. TONNESSEN

BALTIMORE, MD 21202

DAVID W. TONNESSEN

BALTIMORE, MD 21202

DAVID W. TONNESSEN

BALTIMORE, MD 21202

DAVID W. TONNESSEN

BALTIMORE, MD 21202

DAVID W. TONNESSEN

BALTIMORE, MD 21202

DAVID W. TONNESSEN

BALTIMORE, MD 21202

DAVID W. TONNESSEN

BALTIMORE, MD 21202

DAVID W. TONNESSEN

BALTIMORE, MD 21202

DAVID W. TONNESSEN

BALTIMORE, MD 21202

DAVID W. TONNESSEN

BALTIMORE, MD 21202

DAVID W. TONNESSEN

BALTIMORE, MD 21202

DAVID W. TONNESSEN

BALTIMORE, MD 21202

Sheila Rao  
and  
Babu Y Rao  
8500 Stevenson Road  
Pikesville, MD 21208-1605

Date: August 2, 1993.

PROTESTANTS  
EXHIBIT NO. 1

Baltimore County Zoning Office  
111 W. Chesapeake Avenue, Room #109  
Towson, MD 21204

Dear Sir,

Re: Case #94-11A (3501 Englemeade Road, Pikesville, MD 21208)

We strongly object to the construction of additional rooms to the property cited in reference, on the following grounds:

1. The proposed construction is in variance of the Baltimore County Zoning laws, directly affecting our property demarcation with 3501 Englemeade Road.
2. Our property at 8500 Stevenson Road is adjacent to 3501 Englemeade Road. Our property faces Stevenson Road. The proposed construction would mar the frontage of our property, and thereby reduce the property value.

Kindly inform us of the date of hearing for this case.

Thanks.

Yours sincerely,

Sheila Rao

SHEILA RAO

BABU Y RAO

ALAN N. KANTER & ASSOCIATES, INC.  
Pension & Profit Sharing Consultants And Actuaries

September 3, 1993

Arnold Jablon, Esquire  
Baltimore County Zoning Office  
111 W. Chesapeake Avenue  
Towson, MD 21204

RE: Appeal 94-11A-3501 Englemeade  
Hearing Date: September 9, 1993

Dear Mr. Jablon:

As an individual homeowner in the Gardenview Road community, I wish to protest and object to the zoning change now pending for 3501 Englemeade Road. Other property owners, Dr. Dadu and Sheila Rao and Mr. & Mrs. Bernard J. Sachs have also indicated their objections to the proposed zoning change.

It is not in the best interests of our residential neighborhood to extend the building lines as requested by the property owners of 3501 Englemeade Road. The zoning change allows for a building to be erected which would be of a permanent nature. Yet, the individual who will be occupying the newly constructed facility may not occupy it for any great length of time. It is not a temporary structure that is going up and therefore to reduce the building lines would be detrimental to our residential neighborhood.

Although I will be unable to attend the hearing, I hope that my letter is taken into consideration in whatever decision is made.

Very truly yours,

Alan N. Kanter

ANK/nba

cc: Dr. & Mrs. Rao

PROTESTANTS  
EXHIBIT NO. 2

SEP 7 1993

ZADM



September 7, 1993

Gustav Ury  
3501 Englewood Road  
Baltimore, Maryland 21208

Baltimore County Zoning Office  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Attention: Arnold Jablon, Esquire

RE: Appeal 94-11A - 3501 Englewood  
Hearing Date: September 9, 1993

Dear Mr. Jablon:

We wish to join the protest of a zoning change for 3501 Englewood Road filed by other property owners in the area especially Dr. Dada and Sheila Rao of 8500 Stevenson Road.

It is not in the interest of the neighborhood as a residential area to extend building lines of the property of 3501 Englewood Road, that will effect this section of Stevenson Road negatively.

Thank you for consideration of this protest.

Very truly yours,

*Gustav Ury*  
Gustav Ury

RU/bs

cc: Dr. and Mrs. Rao

**PROTESTANT'S  
EXHIBIT NO. 3**

August 31, 1993

Bernard J. Sachs  
3506 Englewood Road  
Baltimore, Maryland 21208

Baltimore County Zoning Office  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ATTENTION: Arnold Jablon, Esquire

RE: Appeal 94-11A - 3501 Englewood  
Hearing Date: September 9, 1993

Dear Mr. Jablon:

As a property owner which adjoins 3501 Englewood Road, I hereby wish to join in the protest of a zoning change for 3501 Englewood Road filed by other adjoining property owners, specifically Dr. Dada and Sheila Rao of 8500 Stevenson Road.

My wife and I feel that it is not in the interest of the preservation of this neighborhood, as a residential neighborhood, that there be further extensions of the building lines permitted for 3501 Englewood Road and we specifically request that the requested change by the property owner of 3501 Englewood Road be denied.

Thank you for consideration of this protest.

Very truly yours,

Bernard J. Sachs

vjs

cc: Dr. and Mrs. Rao

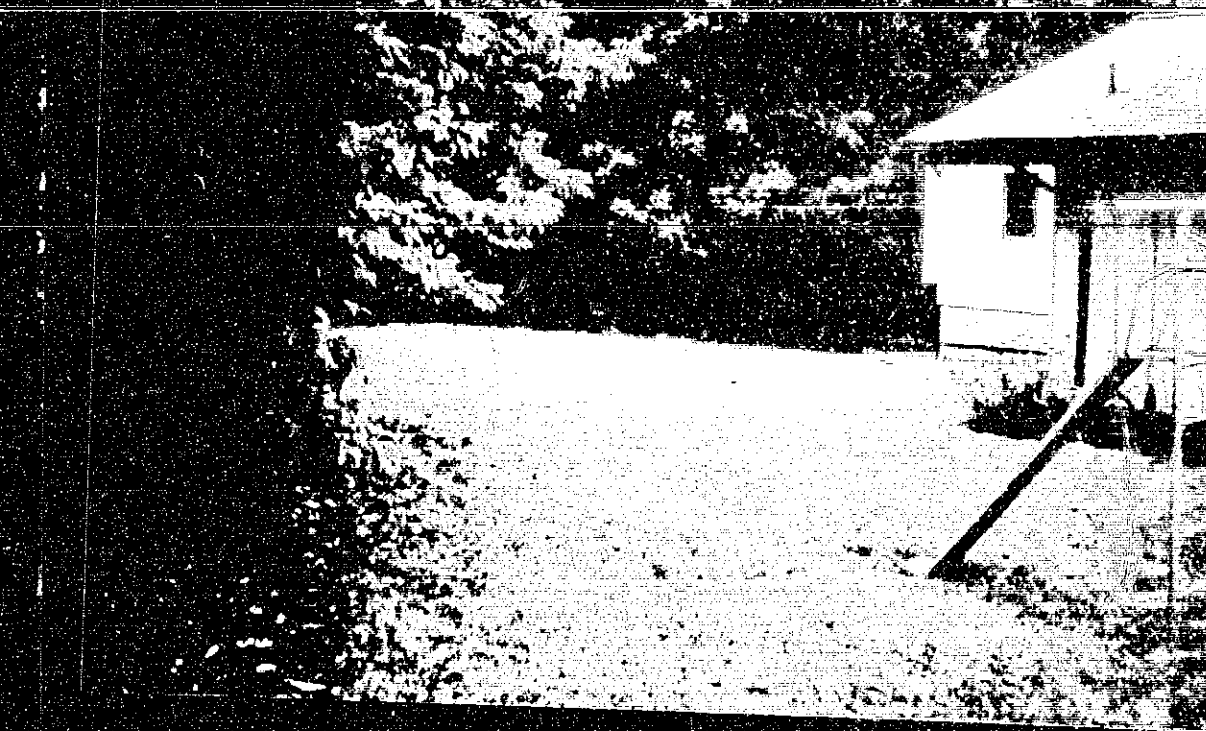
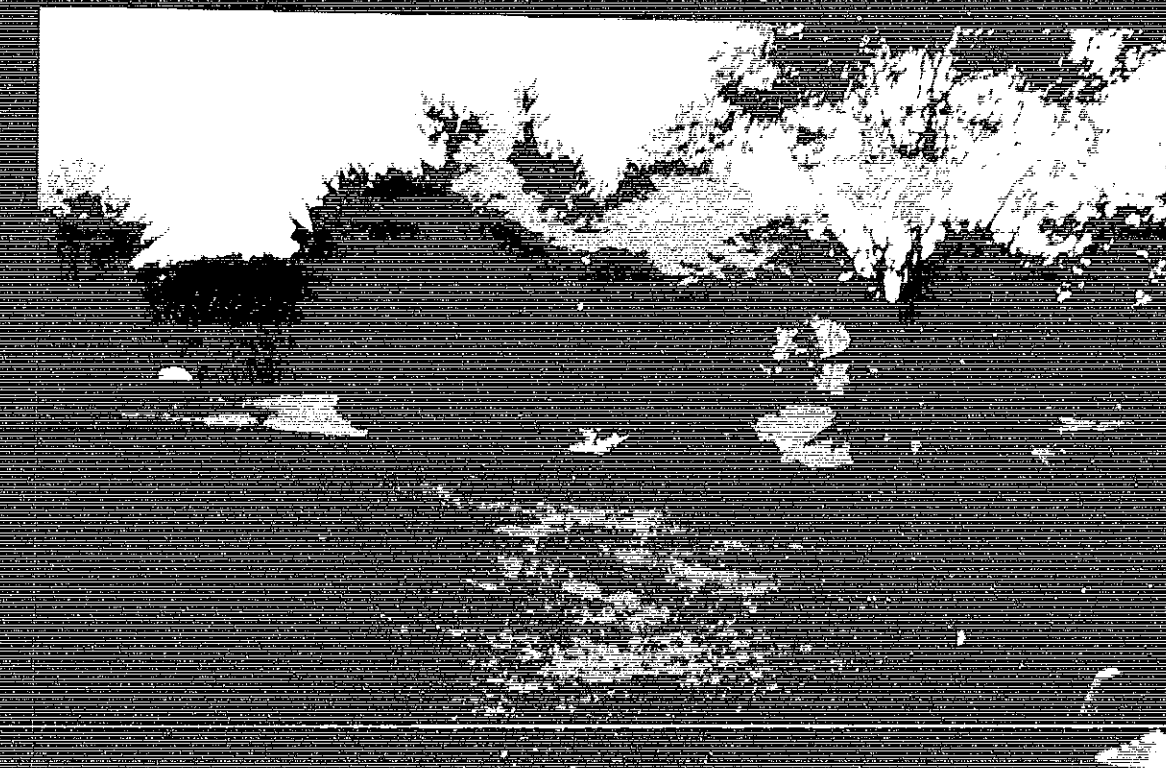
**PROTESTANT'S  
EXHIBIT NO. 4**

*Petitioner's  
Exhibit 1*

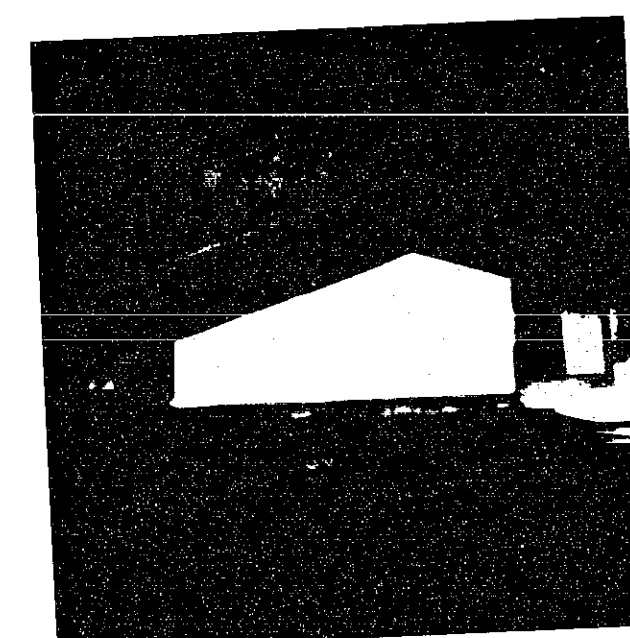
*(9 photographs)*

*94-11-A*

*ZC*



*94-11-A*



*SIDE ELEVATION*



*BACK ELEVATION*

**PETITIONER'S  
EXHIBIT NO. 2**

Neighborhood Authorization for Construction  
at 3501 Englewood Road, Pikesville, Maryland, 21208

To whom it may concern:

Regarding the building of an addition to the eastern side of the residence at 3501 Englewood Road, we wish to state that we have no objections to the proposed plans and offer our consent to begin construction immediately.

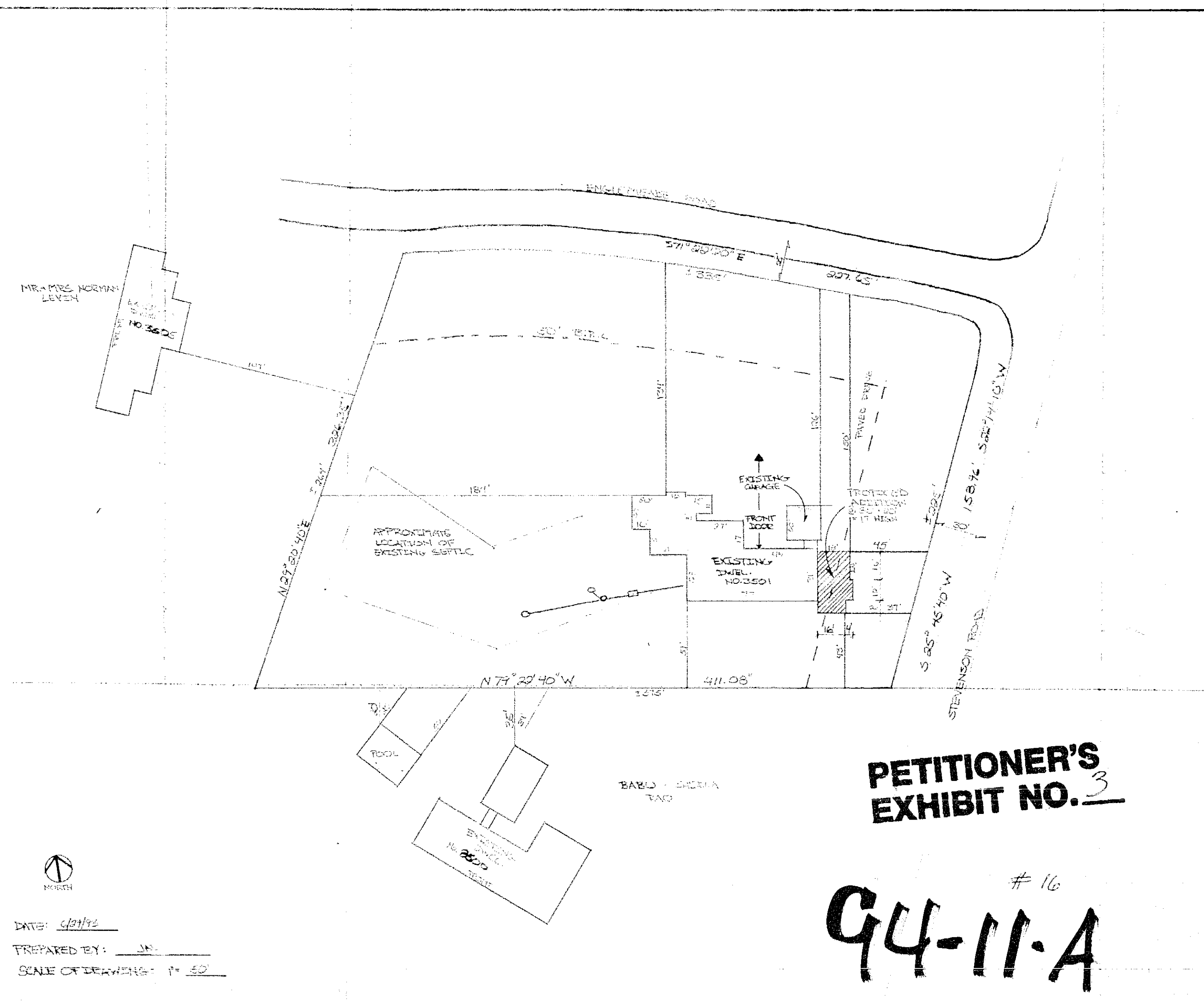
*James Sullivan 3500 Englewood Rd 21208*  
*11 Len 11 3505 Englewood Rd*  
*Betty Washington 3502 Englewood Rd 21208*  
*Len Cabman 8505 Stevenson Rd 21208*

*#16*



PLAT TO ACCOMPLISH PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING  
 PROPERTY ADDRESS: 3501 BRIDGEHEAD ROAD  
 SUBDIVISION NAME: BRIDGEHEAD  
 PLAT BOOK: 32, PAGE: 10, LOT: 2, SECTION: 1  
 OWNER: HERB AND CHARLOTTE TAYLOR

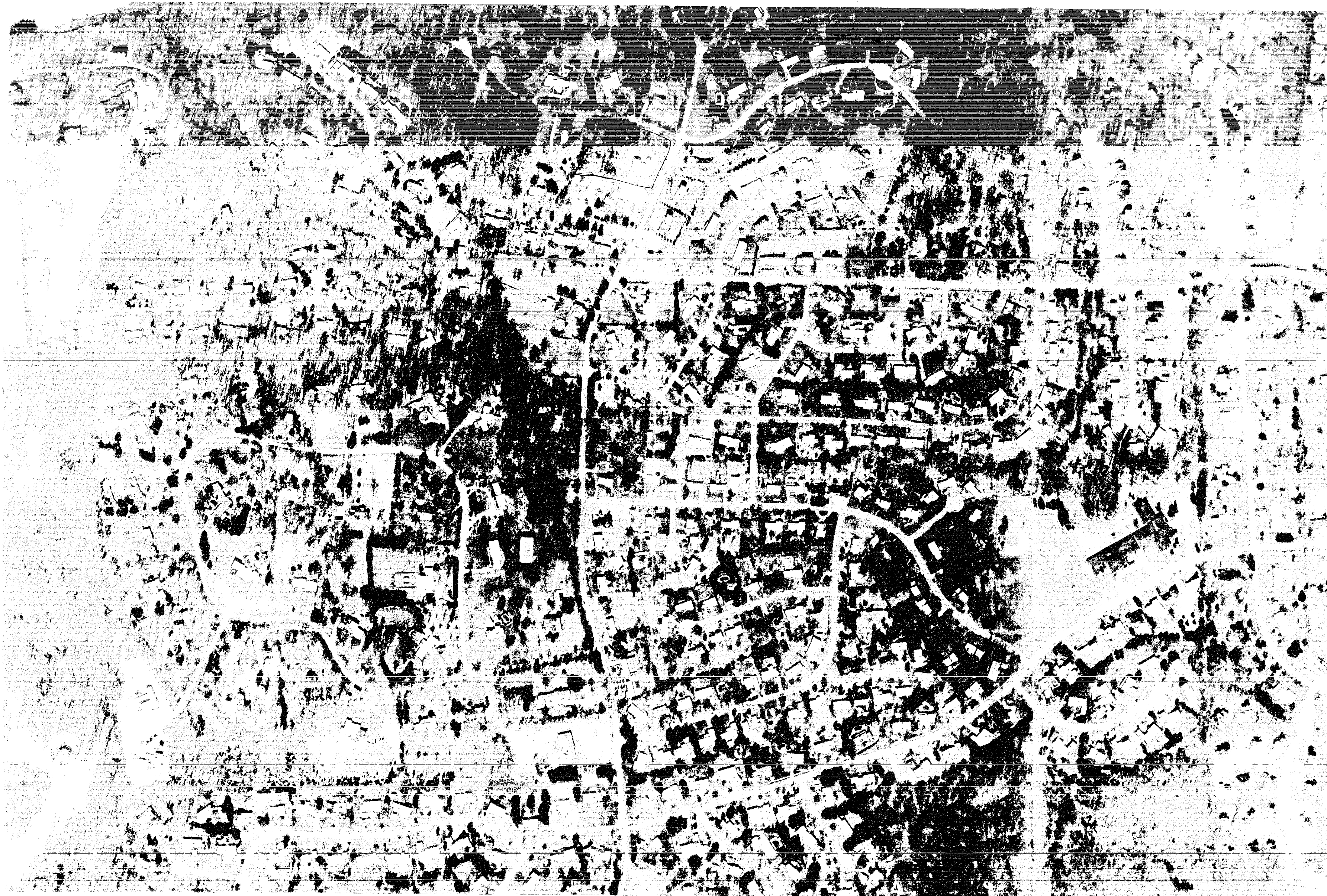
LOCATION INFORMATION ELECTION DISTRICT: <u>3</u> COUNCILMAN'S DISTRICT: <u>2</u> 1/4 SECTION 1, T4N, R10E	
ZONING: <u>1/15</u> DIST. CODE: <u>05000</u> ADDRESS: <u>BRIDGEHEAD</u>	RANGE: <u>10</u> TOWNSHIP: <u>10</u> RANGE: <u>10</u> TOWNSHIP: <u>10</u>
SHED: <input type="checkbox"/> <input checked="" type="checkbox"/> WATER: <input type="checkbox"/> <input checked="" type="checkbox"/> CREAMERY OR CRISTAL AREA: <input type="checkbox"/> <input checked="" type="checkbox"/> FILLING ZONING: <u>NONE</u>	ZONING OFFICE USE ONLY REVIEWED BY: <u>STAFF</u> PAGE: <u>1</u>











BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

SCALE  
1" = 200' ±

LOCATION

SHEET

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

STEVENSON

N.W.  
10-E

#1-10